

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Owner 1:	DANAGHER SEAN L & PAMELA L			
Owner 2:				
Owner 3:				
Street 1:	54 HUTCHINSON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	DOWLEY MICHAEL F & -		
Owner 2:	DOWLEY LAUREN KEANE -		
Street 1:	54 HUTCHINSON RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 12,678 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Brick Veneer Exterior and 2610 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.29105	Total SF/SM:	12678
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12678.000	592,400		700,300	1,292,700
Total Card	0.291	592,400		700,300	1,292,700
Total Parcel	0.291	592,400		700,300	1,292,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		495.33	/Parcel: 495.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	589,700	0	12,678.	700,300	1,290,000	1,290,000 Y
2019	101	FV	379,500	0	12,678.	700,300	1,079,800	1,079,800 Y
2018	101	FV	379,500	0	12,678.	600,300	979,800	979,800 Y
2017	101	FV	379,500	0	12,678.	560,200	939,700	939,700 Y
2016	101	FV	380,400	0	12,678.	480,200	860,600	860,600 Y
2015	101	FV	360,100	0	12,678.	430,200	790,300	790,300 Y
2014	101	FV	360,100	0	12,678.	398,200	758,300	758,300 Y
2013	101	FV	357,700	0	12,678.	379,700	737,400	737,400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst
DOWLEY MICHAEL	1531-43	1	7/30/2018		1,335,000	No	No
HUNTON JAMES E	1429-127		1/18/2013		840,000	No	No
KETTERER ROBIN	1398-17		4/1/2011		839,000	No	No
RAWSON THOMAS R	1282-73		3/30/2004		630,000	No	No
	716-29		1/1/1901	Family		No	No

BUILDING PERMITS

[illegible]

USE VALUE: 1,292 ASSESSED: 1,292	
Legal Description	User Acct
	64094
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Unit Type:	Insp Date
	09/30/16

0002.0

Date	Date	Time
12/18/2019	12/10/20	22:34:50
1/3/2019	06/09/20	10:06:59
12/20/2017	apro	7986
1/3/2017		
1/4/2016		
12/11/2014		
12/16/2013		
12/13/2012		

No

[illegible]

ACTIVITY INFORMATION

Date	Result	B
9/30/2016	Permit Visit	DG
9/30/2016	Meas/Inspect	DG
5/23/2013	Info Fm Prmt	EM
6/27/2012	External Ins	BR
6/17/2009	Info At Door	189
9/19/2005	Fieldrev-Chg	BR
7/7/2004	MLS	MM
11/10/2000	Hearing Chag	201
10/19/1999	Meas/Inspect	264

Sign:	VERIFICATION OF VISIT NOT DATA
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[illegible]

700,295	Spl Credit		Total:	7
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Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	64094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

